



To the Honorable Council  
City of Norfolk, Virginia

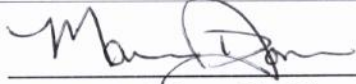
January 12, 2016

From: George M. Homewood, AICP, CFM, Planning Director

Subject: **Special Exception for an eating and drinking establishment – The Pancake House & Grill**

Reviewed:   
Ronald H. Williams, Jr., Deputy City Manager

Ward/Superward: 1/6

Approved:   
Marcus D. Jones, City Manager

Item Number:

**R-2**

- I. **Staff Recommendation:** Approval.
- II. **Commission Action:** By a vote of **6 to 0**, the Planning Commission recommends **Approval**.
- III. **Request:** Special Exception for an eating and drinking establishment
- IV. **Applicant:** The Pancake House & Grill
- V. **Description:**
  - Granting this request will allow an existing restaurant, The Pancake House & Grill, to relocate to an adjacent bay in the same shopping center where the restaurant is currently located.
  - The applicant was granted a special exception for an eating and drinking establishment with alcoholic beverages at their current location.

Staff point of contact: Chris Blough at 664-6771, [Christopher.blough@norfolk.gov](mailto:Christopher.blough@norfolk.gov)

**Attachments:**

- Staff Report to CPC dated December 10, 2015 with attachments
- Proponents and Opponents
- Ordinance

**Planning Commission Public Hearing: December 10, 2015**

Executive Secretary: George M. Homewood, AICP, CFM

Planner: Chris Blough

Staff Report	Item No. 9	
Address	7633 Granby Street	
Applicant	The Pancake House & Grill	
Request	Special Exception	Eating and Drinking Establishment
Property Owner	Nkr Enterprises II, LLC (Nicholas B. Renesis)	
Site Characteristics	Building Area/Space	14,640 sq. ft./1,600 sq. ft.
	Zoning	C-3 (Retail Center District)
	Neighborhoods	Wards Corner
	Character District	Suburban
Surrounding Area	North	C-3: Vacant Retail Space / Dollar Tree
	East	C-3: Midtown Shopping Center
	South	C-3: Soaps N Suds Laundry Center
	West	R-12 (Medium Density Multi-Family): Apartments





### A. Summary of Request

- Granting this request will allow an existing restaurant, The Pancake House & Grill, to relocate to an adjacent bay in the same shopping center where the restaurant is currently located.
- The applicant was granted a special exception for an eating and drinking establishment with alcoholic beverages at their current location.

### B. Plan Consistency

The proposed special exception is consistent with *plaNorfolk2030*, which designates this site as commercial.

### C. Zoning Analysis

#### i. General

- The site is located in the C-3 district, which permits the proposed use by special exception.

	Previous 7631 Granby Street	Proposed 7633 Granby Street
Hours of Operation	6:00 a.m. until 3:00 p.m., Seven Days a Week	6:00 a.m. until 10:00 p.m., Monday through Saturday 7:00 a.m. until 3:00 p.m., Sunday
Hours for the Sale of Alcoholic Beverages	11:00 a.m. until 3:00 p.m., Seven Days a Week	7:00 a.m. until 10:00 p.m., Monday through Saturday 7:00 a.m. until 3:00 p.m., Sunday
Capacity	55 seats indoors 0 seats outdoors 67 total capacity	83 seats indoors 0 seats outdoors 99 total capacity

- Special Exception history:

City Council Approval	Applicant	Request
2012	The Pancake House	Eating and Drinking Establishment
Pending	The Pancake House & Grill	<ul style="list-style-type: none"><li>• Relocation</li><li>• Increase Seating</li><li>• Modify Hours of Operation and for the Sale of Alcoholic Beverages</li></ul>

ii. Parking

- The site is located in the Suburban Character District, which requires one parking space per 150 square feet of enclosed building area for an eating and drinking establishment.
- The 1,600 square-foot proposed space must provide 10 parking spaces.
- Parking spaces located in the front of the property and adjacent properties provide parking for multiple businesses in this shopping center.
- The site complies with current parking requirements.

iii. Flood Zone

The property is located in the X Flood Zone, which is a low-risk flood zone.

**D. Transportation Impacts**

- Institute of Transportation Engineers (ITE) figures estimate that this use will generate 343 new vehicle trips per day.
- Based upon ITE data, the prior medical office use on this site would be expected to generate 58 weekday trips while the proposed new restaurant operation would be expected to generate 401 trips on weekdays.
- The site is near transit services with Hampton Roads Transit bus routes 1 (Granby) and 21 (Little Creek) operating at the transfer center adjacent to the site.

**E. Impact on the Environment**

- The existing shopping center consists of 9 properties under different ownership.
- Cross-easements in the front and rear of the property prohibit opportunities for additional landscaping, stormwater, or infiltration improvements to this site.

**F. Impact on Surrounding Area/Site**

- There were 22 calls for service made for this property over the past year, with no arrests made.
- By requiring this use to conform to the conditions listed below, the proposed eating and drinking establishment should not have a negative effect on the surrounding neighborhood.

**G. Payment of Taxes**

The owner of the property is current on all real estate taxes.

**H. Civic League**

The application was sent to the Wards Corner Civic League, the Suburban Acres Civic League, and the Greater Wards Corner Business Association on October 27.

**I. Communication Outreach/Notification**

- Legal notice was posted on the property on November 3.
- Letters were mailed to all property owners within 300 feet of the property on November 25.
- Legal notification was placed in *The Virginian-Pilot* on November 26 and December 3.



**J. Recommendation**

Staff recommends that the special exception request be **approved** subject to the conditions shown below:

- (a) The hours of operation for the establishment and for the sale of alcoholic beverages shall be from 6:00 a.m. until 10:00 p.m., Monday through Saturday, and 7:00 a.m. until 3:00 p.m. Sunday. No use of the establishment outside of the hours of operation listed herein shall be permitted.
- (b) The hours for the sale of alcoholic beverages shall be from 7:00 a.m. until 10:00 p.m. Monday through Saturday, and 7:00 a.m. until 3:00 p.m. Sunday.
- (c) The seating for the establishment shall not exceed 83 seats indoors, no seats outdoors, and the total occupant capacity, including employees, shall not exceed 99 people.
- (d) This special exception shall terminate in the event of a change in ownership of the establishment and may be revoked in the event of a change in the operation of the establishment as described in the Description of Operations set forth in "Exhibit A," attached hereto, provided that no termination in the event of a change in ownership of the establishment shall be effective until 120 days after the change or until a new special exception is granted showing the new owner, whichever is earlier.
- (e) The establishment shall maintain a current, active business license at all times while in operation.
- (f) The establishment shall remain current on all food and beverages taxes and business personal property taxes which may become due while it is in operation.
- (g) No public telephone(s) shall be permitted on the exterior of the property. Any public phone(s) on the interior of the building shall be located in an area within full view of the establishment's staff and shall not be permitted within any restroom.

- (h) During all hours of operation, the establishment operator shall be responsible for maintaining those portions of public rights-of-way improved by sidewalk and portions of any parking lot adjacent to the premises regulated by the special exception so as to keep such areas free of litter, refuse, solid waste, and any bodily discharge.
- (i) A menu shall be provided containing an assortment of foods which shall be made available at all times the establishment is open. A food menu and full dining service shall be available at the bar.
- (j) The business authorized by this special exception shall be conducted in accordance with the Description of Operations set forth in "Exhibit A," attached hereto. The representations made in "Exhibit A" shall be binding upon all owners, operators and managers who operate and/or manage the premises covered by this special exception. Should any owner, operator or manager desire to operate the business in a manner different than as represented in "Exhibit A," a new special exception must be obtained prior to implementing such change. Where any limitation or representation contained in "Exhibit A" is inconsistent with any condition of this ordinance, the conditions of this ordinance shall govern.
- (k) The violation of any requirement, limitation, or restriction imposed by the Virginia ABC Commission shall be deemed a violation of this special exception. This special exception may be revoked for any violation of a general or specific condition, including a condition incorporated by reference and including a condition arising from requirements, limitations, or restrictions imposed by the ABC Commission or by Virginia law.
- (l) There shall be no entertainment, no dancing, and no dance floor provided.
- (m) Neither the establishment nor any portion of it shall be leased, let, or used to stage any private party and no outside promoter shall be permitted to use, operate, rent, or host any event on the premises.
- (n) A copy of this special exception ordinance and Exhibits shall be available on the premises at all times for inspection, and a notice indicating that this special exception ordinance and all amendments are kept on the premises and are available for review by any member of the general public shall be posted in a visible location. The notice shall also contain information on where and how to report violations of conditions and shall include the address of the zoning administrator.

**Attachments:**

Location Map

Zoning Map

1000' radii map of similar ABC establishments

Application

Notice to the Wards Corner Civic League, Suburban Acres Civic League, and Greater Wards Corner Business Association

Letter of Support from the Greater Wards Corner Business Association

Letter of Support from the Wards Corner Civic League

## **Proponents and Opponents**

### **Proponents**

None

### **Opponents**

None



Form and Correctness Approved:

By

Office of the City Attorney

NORFOLK, VIRGINIA

Contents Approved:

By

DEPT.

## ORDINANCE No.

AN ORDINANCE GRANTING A SPECIAL EXCEPTION AUTHORIZING THE OPERATION OF AN EATING AND DRINKING ESTABLISHMENT NAMED "THE PANCAKE HOUSE AND GRILL" ON PROPERTY LOCATED AT 7633 GRANBY STREET.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That a Special Exception is hereby granted to Nicholas B. Renesis authorizing the operation of an eating and drinking establishment named "The Pancake House & Grill" on property located at 7633 Granby Street. The property which is the subject of this Special Exception is more fully described as follows:

Property fronting 46 feet, more or less, along the western line of Granby Street, beginning 336 feet, more or less, from the northern line of West Little Creek Road and extending northwardly; property also fronts 46 feet, more or less, along the eastern line of Lankford Avenue; premises numbered 7633 Granby Street.

Section 2:- That the Special Exception granted hereby shall be subject to the following conditions:

- (a) The hours of operation for the establishment shall be limited to 6:00 a.m. until 10:00 p.m. Monday through Saturday and 7:00 a.m. until 3:00 p.m. on Sunday. No use of the establishment outside of the hours of operation listed herein shall be permitted.
- (b) The hours for the sale of alcoholic beverages shall be limited to 7:00 a.m. until 10:00 p.m. Monday through Saturday and 7:00 a.m. until 3:00 p.m. on Sunday. No sale of alcoholic beverages outside the hours listed herein shall be permitted.
- (c) The seating for the establishment shall not exceed

83 seats indoors, no seats outdoors, and the total occupant capacity, including employees, shall not exceed 99 people.

- (d) This special exception shall terminate in the event of a change in ownership of the establishment and may be revoked in the event of a change in the operation of the establishment as described in the Description of Operations set forth in "Exhibit A," attached hereto, provided that no termination in the event of a change in ownership of the establishment shall be effective until 120 days after the change or until a new special exception is granted showing the new owner, whichever is earlier.
- (e) The establishment shall maintain a current, active business license at all times while in operation.
- (f) The establishment shall remain current on all food and beverages taxes and business personal property taxes which may become due while it is in operation.
- (g) No public telephone(s) shall be permitted on the exterior of the property. Any public phone(s) on the interior of the building shall be located in an area within full view of the establishment's staff and shall not be permitted within any restroom.
- (h) During all hours of operation, the establishment operator shall be responsible for maintaining those portions of public rights-of-way improved by sidewalk and portions of any parking lot adjacent to the premises regulated by the special exception so as to keep such areas free of litter, refuse, solid waste, and any bodily discharge.
- (i) A menu shall be provided containing an assortment of foods which shall be made available at all times the establishment is open. A food menu and full dining service shall be available at the bar.
- (j) The business authorized by this special exception shall be conducted in accordance with the Description of Operations set forth in "Exhibit A," attached hereto. The representations made in "Exhibit A" shall be binding upon all owners,



operators and managers who operate and/or manage the premises covered by this special exception. Should any owner, operator or manager desire to operate the business in a manner different than as represented in "Exhibit A," a new special exception must be obtained prior to implementing such change. Where any limitation or representation contained in "Exhibit A" is inconsistent with any condition of this ordinance, the conditions of this ordinance shall govern.

- (k) The violation of any requirement, limitation, or restriction imposed by the Virginia ABC Commission shall be deemed a violation of this special exception. This special exception may be revoked for any violation of a general or specific condition, including a condition incorporated by reference and including a condition arising from requirements, limitations, or restrictions imposed by the ABC Commission or by Virginia law.
- (l) There shall be no entertainment, no dancing, and no dance floor provided.
- (m) Neither the establishment nor any portion of it shall be leased, let, or used to stage any private party and no outside promoter shall be permitted to use, operate, rent, or host any event on the premises.
- (n) A copy of this special exception ordinance and Exhibits shall be available on the premises at all times for inspection, and a notice indicating that this special exception ordinance and all amendments are kept on the premises and are available for review by any member of the general public shall be posted in a visible location. The notice shall also contain information on where and how to report violations of conditions and shall include the address of the zoning administrator.

Section 3:- That the City Council hereby determines that the Special Exception granted herein complies with each of the requirements of § 25-7 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), namely that:

- (a) The proposed use and development will be in harmony



with the objectives and policies of the adopted General Plan of Norfolk and with the general and specific purposes for which this ordinance was enacted and for which the regulations of the district in question were established;

- (b) The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located;
- (c) The proposed use and development will not have an adverse effect upon the character of the area or the public health, safety and general welfare. Conditions may be applied to the proposed use and development, as specified in section 25-8 below, to mitigate potential adverse impacts;
- (d) The proposed use and development will be constructed, arranged and operated so as not to interfere with the use and development of neighboring property in accordance with the applicable district regulations;
- (e) The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools;
- (f) The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets;
- (g) The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance;
- (h) The proposed use and development will not cause substantial air, water, soil or noise pollution or other types of pollution which cannot be mitigated;
- (i) The proposed use and development will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special exception uses of all types on the immediate neighborhood and the effect

of the proposed type of special exception use on the city as a whole;

- (j) The proposed use and development complies with all additional standards imposed on it by the particular provisions of the ordinance authorizing such use; and
- (k) No application for a special exception shall be recommended or granted until any and all delinquent real estate taxes owed to the City of Norfolk on the subject property have been paid.

Section 4:- That the Special Exception granted hereby amends the previously granted special exception permitting an eating and drinking establishment on this property, adopted on September 11, 2012 (Ordinance No. 44,845). All provisions and conditions previously approved and applicable to this property are entirely superseded by the terms of this Special Exception.

Section 5:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENT:

Exhibit A (3 pages)





# City of Norfolk

## EXHIBIT "A" Description of Operations Eating and Drinking Establishment

Date of Application 9-30-15

Trade name of business: THE PANCAKE HOUSE & GRILL

Address of business: 7631-7633 GRANBY ST

Name(s) of business owner(s)\* NICHOLAS B. RENESIS

Name(s) of property owner(s)\* KAREN B. RENESIS - Lilly Inc of Va

Name(s) of business manager(s)/operator(s): NICHOLAS & KAREN RENESIS

Daytime telephone number: (757) 489-1000

\* If business or property owner is an LLC or Corporation, all partners must be listed.

### 1. Proposed Hours of Operation:

Facility		Alcoholic Beverage Sales	
Weekday	From <u>6:00 AM</u> To <u>10:00 PM</u>	Weekday	From <u>7:00 AM</u> To <u>10:00 PM</u>
Friday	From <u>6:00 AM</u> To <u>10:00 PM</u>	Friday	From <u>7:00 AM</u> To <u>10:00 PM</u>
Saturday	From <u>6:00 AM</u> To <u>10:00 PM</u>	Saturday	From <u>7:00 AM</u> To <u>10:00 PM</u>
Sunday	From <u>7:00 AM</u> To <u>3:00 PM</u>	Sunday	From <u>7:00 AM</u> To <u>3:00 PM</u>

### 2. Seating (Approved floor plan must be attached)

#### a. Indoor

Number of seats 75 Number of bar seats 8  
(not including bar seats) Number of tables 24

#### b. Outdoor

Number of seats 2 Number of tables 2

#### c. Number of employees 16

Total Occupancy (Indoor and Outdoor and employees) 99  
DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569



**Exhibit A**  
**Eating and Drinking Establishment**  
**Page 2**

3. Describe type tables and booth (i.e., rounds of 4, booth seats 6, etc.)

8 2-Tops 9 4-Tops 1 6 Tops

Other: \_\_\_\_\_

4. Will indoor or outdoor entertainment be provided?  
(Entertainment consists of anything more than one, unamplified musician)

☐ Yes (Different application required) ☒ No

5. Type of alcoholic beverage applied for:

☒ Beer ☒ Wine ☒ Mixed Beverage

6. Will video games, pool tables, game boards or other types of entertainment be provided?

☐ Yes ☒ No

6a. If yes, please describe type and number of each game to be provided:

\_\_\_\_\_  
\_\_\_\_\_

7. Will patrons ever be charged to enter the establishment?

☐ Yes ☒ No

7a. If yes, why:

\_\_\_\_\_  
\_\_\_\_\_

7b. Which days of the week will there be a cover charge (circle all applicable days):

Monday Tuesday Wednesday Thursday Friday

Saturday Sunday

8. Will the facility or a portion of the facility be available for private parties?

☐ Yes ☒ No

8a. If yes, explain:

\_\_\_\_\_  
\_\_\_\_\_

**DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT**

810 Union Street, Room 508

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Telephone (757) 664-4752 Fax (757) 441-1569

**Exhibit A**  
**Eating and Drinking Establishment**  
**Page 3**

9. Will a third party (promoter) be permitted to lease, let or use the establishment?

☐ Yes ☒ No

9a. If yes, explain:

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10. Type of ABC license applied for (check all applicable boxes):

☒ On-Premises ☐ Off-Premises (second application required)

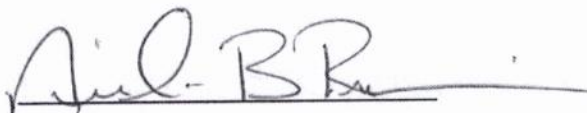
11. Will there ever be a minimum age limit?

☐ Yes ☒ No

12. Additional comments/description/operational characteristics:

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**Signature of Applicant**



Location Map

THE PANCAKE HOUSE & GRILL

STERLING COURT

LANKFORD AVENUE

GRANDVIEW STREET

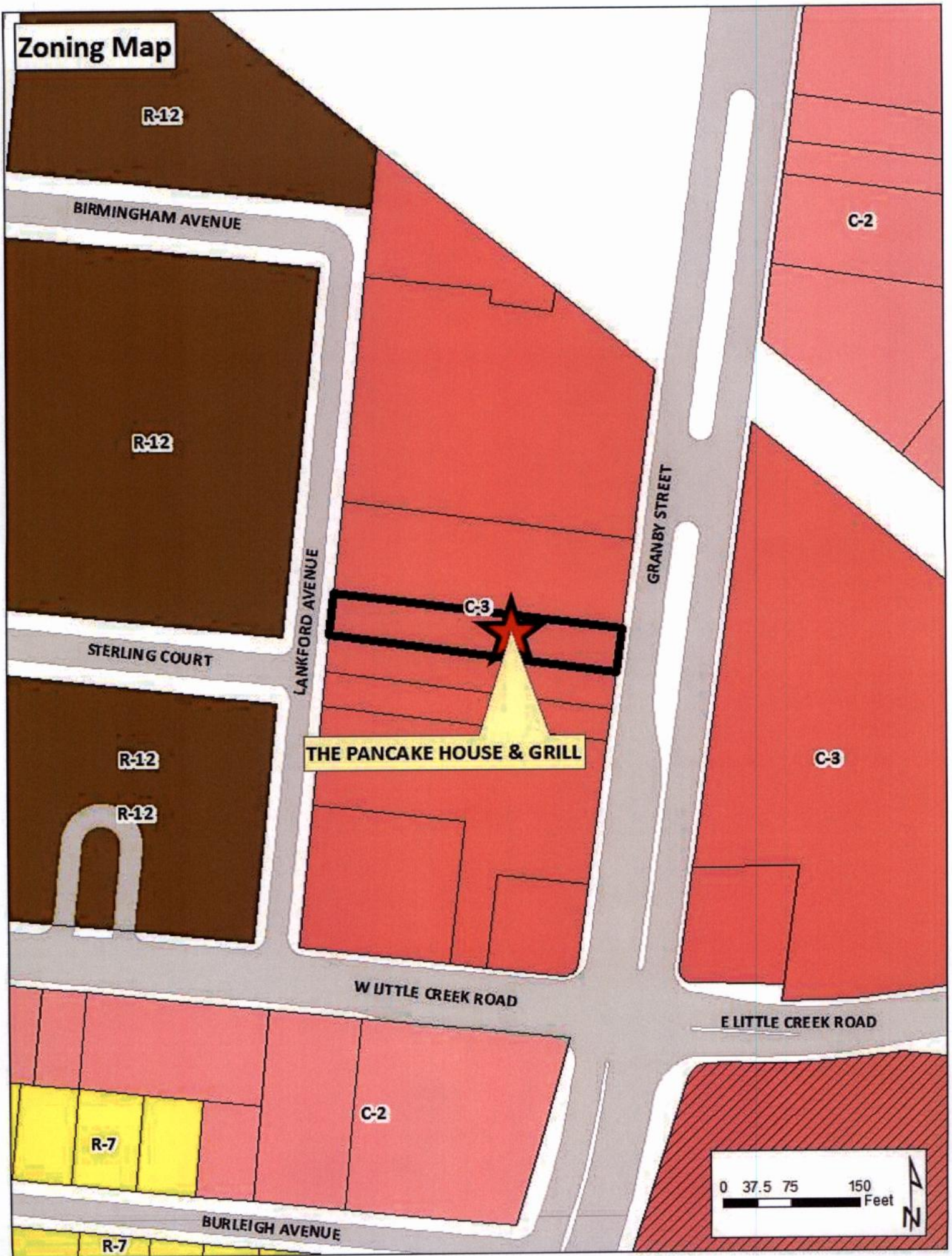
WHITE CREEK ROAD

0 25 50 100 Feet



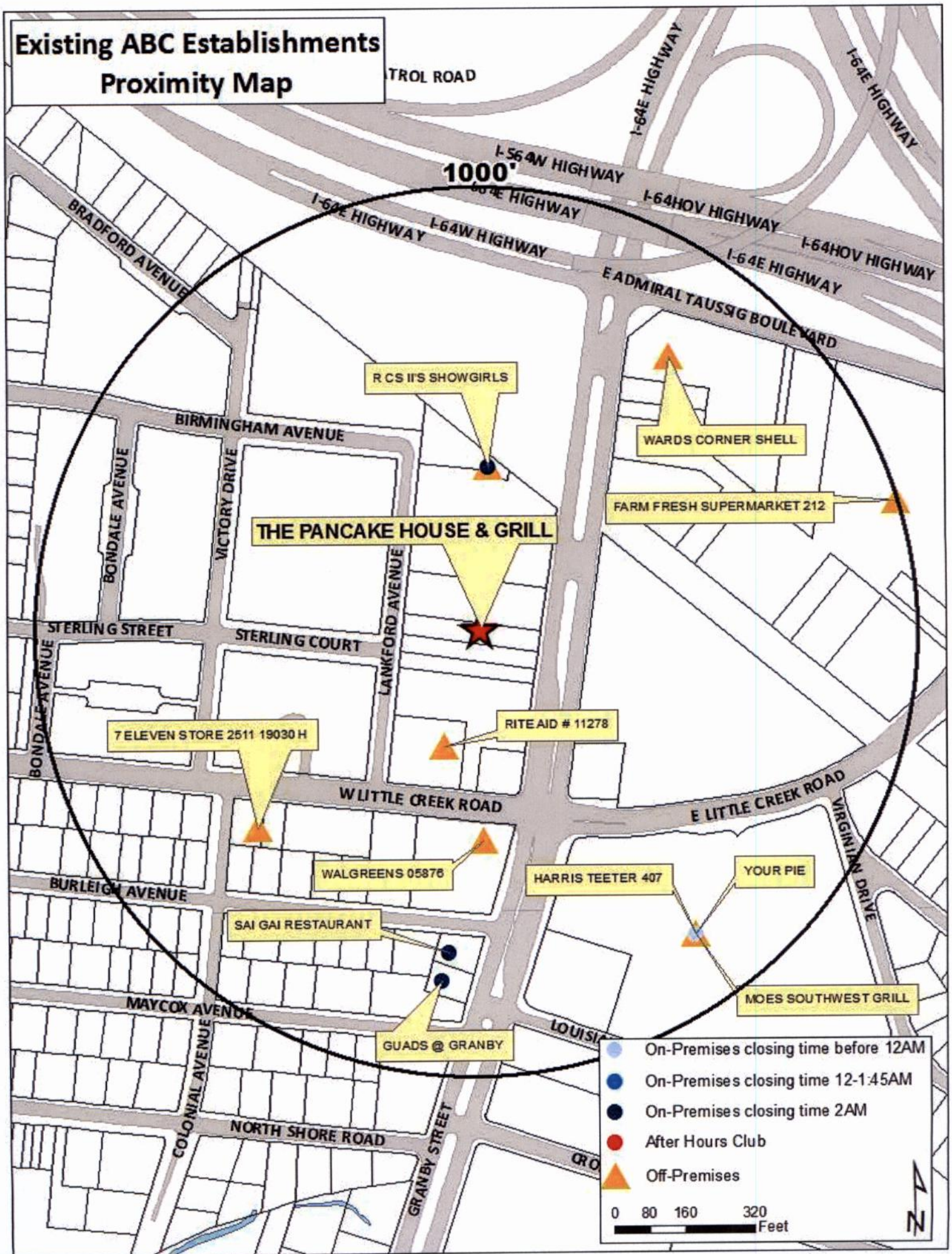


# Zoning Map





# Existing ABC Establishments Proximity Map







# City of Norfolk

## APPLICATION ADULT USE SPECIAL EXCEPTION EATING AND DRINKING ESTABLISHMENT

Date of Application: \_\_\_\_\_

### DESCRIPTION OF PROPERTY

Property location: (Street Number) 7633 (Street Name) GRANBY STREET

Existing Use of Property RENOVATING TO MOVE

Current Building Square Footage 1600 SQ FT

Proposed Use RESTAURANT

Proposed Building Square Footage 1600 SQ FT

Trade Name of Business (If applicable) THE PANCAKE HOUSE & GRILL

### APPLICANT/ PROPERTY OWNER

1. Name of applicant: (Last) RENESIS (First) NICHOLAS (MI) B

Mailing address of applicant (Street/P.O. Box): 1025 ASSEMBLY DR

(City) VIRGINIA BEACH (State) VA (Zip Code) 23454

Daytime telephone number of applicant (757) 489-1060 Fax number (757) 200-0721

E-mail address of applicant: THEPANCAKEHOUSEVA @ GMAIL.COM

2. Name of property owner: (Last) RENESIS (First) NICHOLAS (MI) B

Mailing address of property owner (Street/P.O. box): 1025 ASSEMBLY DR

(City) VIRGINIA BEACH (State) VA (Zip Code) 23454

Daytime telephone number of owner (757) 489-1060 Fax number (757) 200-0721

### DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569



**CIVIC LEAGUE INFORMATION**

Civic League contact: Wards Corner Jim English.

Date(s) contacted: \_\_\_\_\_

Ward/Super Ward information: \_\_\_\_\_

**REQUIRED ATTACHMENTS**

- ✓ Check for \$265.00 made payable to Norfolk City Treasurer.
- ✓ 2 8½x14 copies of a survey or site plan drawn to scale showing:
  - Existing and proposed building structures
  - Driveways
  - Parking
  - Landscaping
  - Property lines (see attached example).
- ✓ 2 8½x14 copies of a floor plan drawn to scale showing seats, tables, bar, dance floor area, disc jockey area, and ingress and egress (see attached example).
- ✓ Completed Exhibit A, Description of Operations.
- ✓ Please provide a brief description of the business (i.e., # of employees, current locations, type of restaurant, etc...).

**CERTIFICATION:**

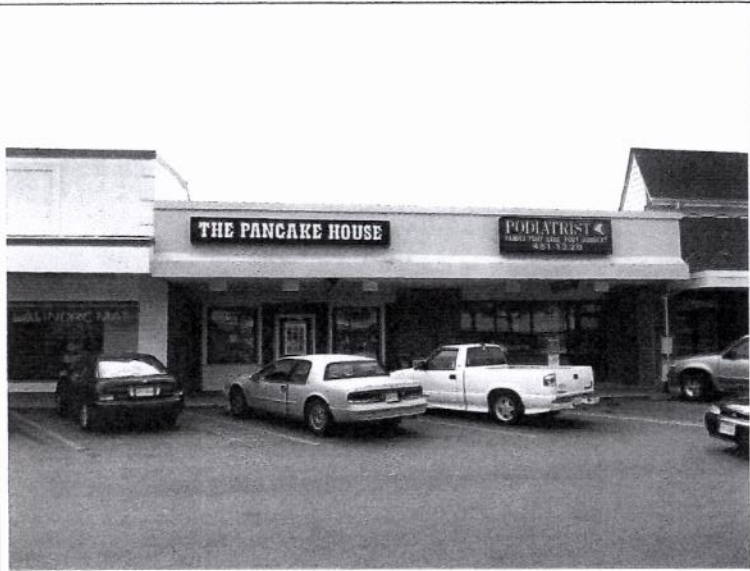
**I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:**

**SIGNED:** Neil B. R... 9/30/15  
(Property owner or authorized agent signature) (Date)

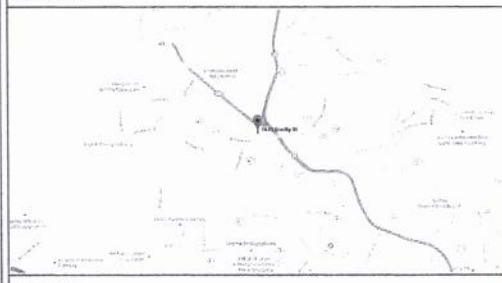
**SIGNED:** Neil B. R... 9/30/15  
(Applicant signature) (Date)

Owner  
**Renesis Property**  
7633 Granby Street

ARCHITECT:  
VIA design architects, pc  
150 Randolph Street, Norfolk, VA



LOCATION MAP



VICINITY MAP



DRAWING INDEX

TITLE SERIES  
T100 TITLE SHEET  
ARCHITECTURAL SERIES  
A100 ARCHITECTURAL SITE PLANS - EXISTING AND NEW WORK  
A101 FLOOR PLAN, PARTITION TYPES AND DETAILS

BUILDING CODE SUMMARY

ALL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING CODES:  
2012 INTERNATIONAL BUILDING CODE WITH VIRGINIA AMENDMENTS  
2012 VIRGINIA RESIDENTIAL CODE  
2012 VIRGINIA PLUMBING CODE  
2009 ASHRAE 90.1-2009  
BUILDING DATA  
OCCUPANCY CLASSIFICATION: RESIDENTIAL - SINGLE-FAMILY  
CONSTRUCTION TYPE: II-B  
FIRE SUPPRESSION: NON-SPRINKLER / PORTABLE FIRE EXTINGUISHERS  
MAXIMUM ALLOWABLE BUILDING HEIGHT AND AREA - TABLE 503.2(1)  
USE GROUP: A-2  
MAX. HEIGHT: 2 STORIES, 55'-0"  
MAX. AREA (S.F.): 8,500  
ACTUAL BUILDING HEIGHT: 1 STORY, 16'-4" (MEASURED TO TOP OF CHIMNEY)  
ACTUAL BUILDING AREA: NEW WORK BUILDING AREA - AREA A: 2,316 S.F.  
EXISTING BUILDING AREA - AREA B: 1,238 S.F.  
TOTAL: 3,554 S.F.  
FIRE RESISTANCE RATINGS  
PER TABLE 604.4 OF THE 2012 IBC - SEPARATION BETWEEN TWO A-2 OCCUPANCY CLASSIFICATIONS IS NOT REQUIRED.  
PER TABLE 602.2 OF THE 2012 IBC - EXTERIOR WALL RATINGS FOR CHANGES OF OCCUPANCY TO AN EQUAL OR LESSER HAZARD CATEGORY OR PREVIOUS OCCUPANCY CLASSIFICATION - BUSINESS AREA A) CHANGES TO OCCUPANCY CLASSIFICATION - A) RESIDENTIAL - BOTH CLASSIFICATIONS ARE RELATIVE HAZARD CATEGORY 3 WHEREA CHANGE OF OCCUPANCY IS MADE TO AN EQUAL OR LESSER HAZARD CATEGORY, EXISTING EXTERIOR WALLS, INCLUDING OPENINGS, SHALL BE ACCEPTED, BASED ON FIELD MEASUREMENTS AND OBSERVATIONS. IF APPEARS THAT PROPERTIES TEST AND TESTS ARE CONFINED WITHIN A SINGLE STRUCTURE THAT IS INDEPENDENT FROM THE ADJACENT EXISTING STRUCTURES ON EITHER SIDE.  
ACCESSIBILITY REQUIREMENTS  
CONTRACTOR IS RESPONSIBLE FOR ENSURING ACCESSIBILITY COMPLIANCE WITH REGARD TO THIS JOBSANITARY 117.1, INCLUDING BUT NOT LIMITED TO GRABBARS, REACH RANGES, FIXTURE LOCATION, WORK SURFACE HEIGHTS, ETC.  
EXIT REQUIREMENTS  
EXIT ACCESS TRAVEL DISTANCE  
USE GROUP: A-2  
MAX. DISTANCE: 300'-0"  
MAXIMUM DEAD END CORRIDOR  
USE GROUP: A-2  
MAX. DISTANCE: 30'-0" PER SECTION 909.2(1) IBC  
MAXIMUM COMMON PATH OF EGRESS TRAVEL  
USE GROUP: A-2  
MAX. DISTANCE: 70'-0"  
NUMBER OF EXITS REQUIRED: 2 EXITS  
NUMBER OF EXITS PROVIDED: 2 EXITS  
OCCUPANT LOAD: 75  
(REFER TO ROOM SCHEDULE - OCCUPANT LOAD ON SHEET A101 FOR CALCULATION)  
PLUMBING FIXTURE REQUIREMENTS  
MALE  
WATER CLOSETS REQUIRED: 1  
WATER CLOSETS PROVIDED: 1  
FEMALE  
WATER CLOSETS REQUIRED: 1  
WATER CLOSETS PROVIDED: 1  
LAVATORIES REQUIRED: 1  
LAVATORIES PROVIDED: 1  
DRINKING FOUNTAINS ARE NOT REQUIRED PROVIDED THE RESTAURANT PROVIDES DRINKING WATER IN A CONTAINER FREE OF CHARGE PER SECTION 410.3 OF THE 2012 VIRGINIA PLUMBING CODE  
SERVICE SINKS REQUIRED: 1  
SERVICE SINKS PROVIDED: 1

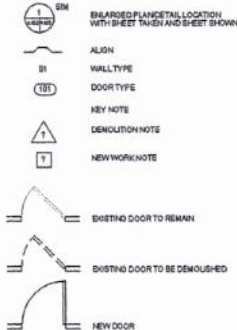
GENERAL DEMOLITION NOTES

- Contractor is responsible to provide temporary shoring prior to any demolition of existing load bearing structure. Maintain integrity of temporary shoring throughout the construction process until the new structure has been framed, and the new and existing structures have been fully fastened together.
- Where it is called out to patch and repair areas, new construction is to match adjacent construction.
- Where existing doors and windows are required to be demolished, carefully saw cut framing members and remove as required.
- Where partial demolition of masonry or metal is required, saw cut, level, true, level, or plane so that existing walls will align with new construction.
- If hazardous material is suspected, contractor is to notify the owner and remove as required or test.
- Except for items or material to be salvaged, recycled, or otherwise reused, remove all waste materials from the project site and legally dispose of them in a landfill or incinerator acceptable to local health and safety jurisdiction.
- Contractor is to notify architect immediately upon the discovery of any unforeseen conditions which may alter the work.
- Provide protection from adverse weather conditions for portions of the project which may be exposed to the elements during cutting and patching operations.
- All existing construction remaining is to be protected during demolition and held out.

GENERAL NEW WORK NOTES

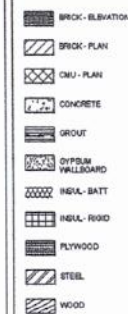
- All work is to be performed in accordance with all applicable building codes, ordinances and laws.
- Do not scale drawings. If dimensions are in question, the Contractor shall be responsible for obtaining clarification from the Architect before proceeding with the work.
- Dimensions are in feet of eave, centerline of opening, and centerline of column unless otherwise noted.
- The Contractor shall immediately notify the Architect in writing of any discrepancies. Contractor is to notify the Architect immediately upon discovery of any unforeseen conditions which may alter the work.
- Contractor shall be responsible for coordination of other trades and work between the trades to ensure a full and complete job.
- All changes in work completed without approval from the Owner shall become the responsibility of the Contractor who shall incur all cost involved.
- All materials shall be installed per manufacturers written instructions unless otherwise noted (i.e., n.s.).

ARCHITECTURAL SYMBOLS



Room name  
101  
150 SF

MATERIAL LEGEND



ABBREVIATIONS

AFF ABOVE FINISH FLOOR  
ACT ARCHITECTURAL  
ARCH ARCHITECTURAL  
COND CONCRETE  
CMU CONCRETE MASONRY UNIT  
DEM DEMOLITION  
DML DIMENSION  
DWG DRAWING  
EQ ELECTRICAL  
FEC FIRE EXTINGUISHER CABINET  
GWB GYPSUM WALL BOARD  
MAN MANUFACTURER  
MFG MECHANICAL  
MFR MECHANICAL  
MO MECHANICAL  
MECH MECHANICAL  
MSI MECHANICAL  
NOT IN CONTRACT  
NOT TO SCALE  
ON CENTER  
ROUGH OPENING  
SPEC SPECIFICATION  
STRUCT STRUCTURAL  
TYP TYPICAL  
UNLESS OTHERWISE NOTED  
VERIFY IN FIELD



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150 RANDOLPH STREET  
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781.437.1469 / FAX 781.437.1462  
www.viadesignarchitects.com



06/24/2010

Owner  
Renesis Property  
7633 Granby Street

REVISIONS

NO.	DATE	REVISION
1	06/24/2010	ISSUED FOR PERMIT

REVISIONS

0 PRELIMINARY  
0 5% PROGRESS PRINTS  
0 15% PROGRESS PRINTS  
0 30% PROGRESS PRINTS  
0 PERMIT  
0 RECORD  
0 ADDENDUM/CONSTRUCTION  
0 RECORD DRAWINGS

REVISIONS

0 PRELIMINARY  
0 5% PROGRESS PRINTS  
0 15% PROGRESS PRINTS  
0 30% PROGRESS PRINTS  
0 PERMIT  
0 RECORD  
0 ADDENDUM/CONSTRUCTION  
0 RECORD DRAWINGS

REVISIONS

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0 RECORD DRAWINGS

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0 PERMIT  
0 RECORD  
0 ADDENDUM/CONSTRUCTION  
0 RECORD DRAWINGS

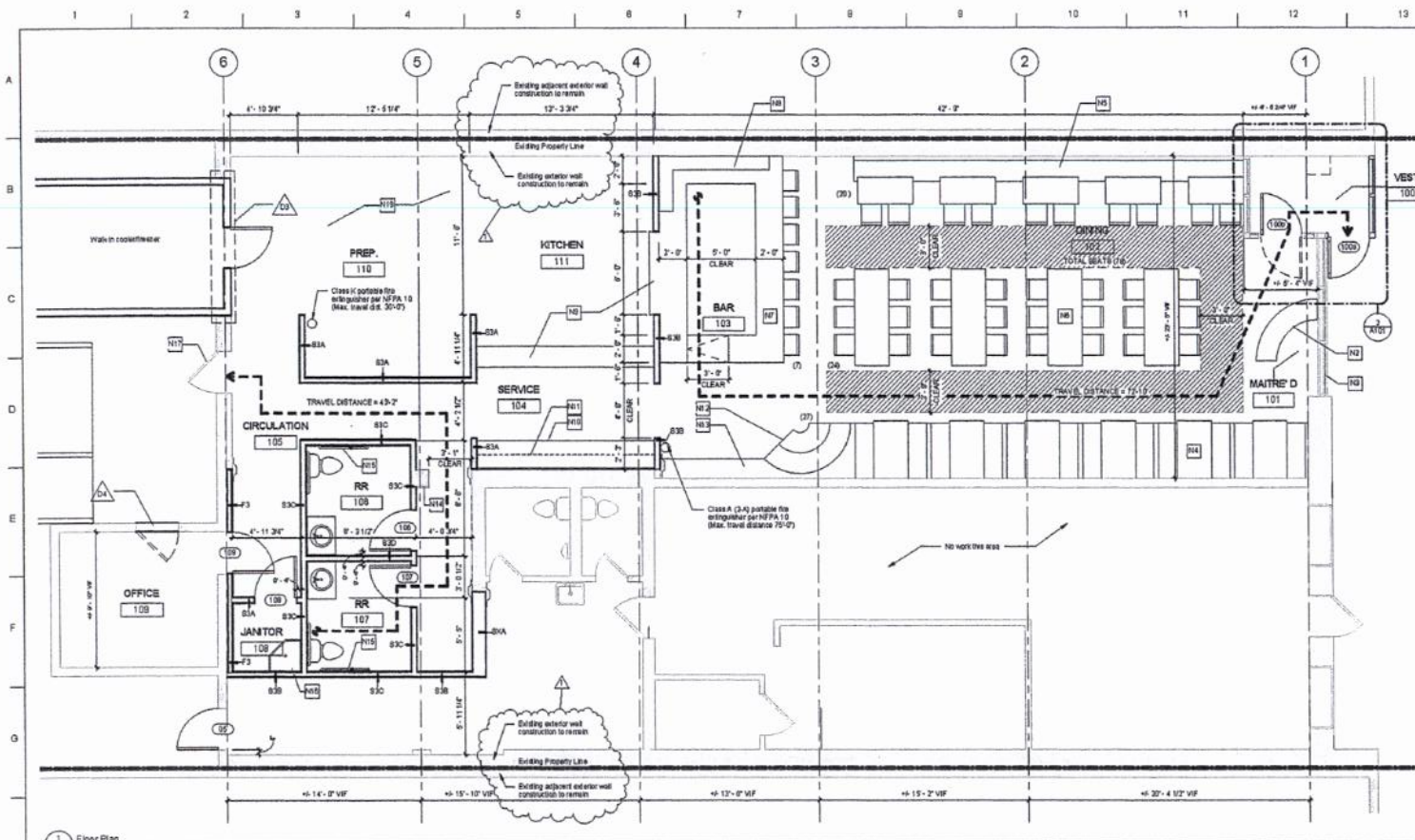
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0 ADDENDUM/CONSTRUCTION  
0 RECORD DRAWINGS

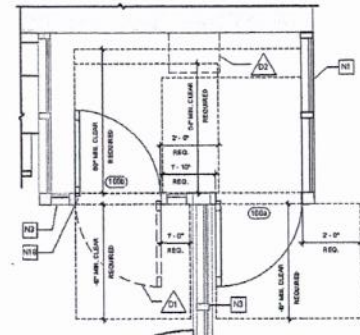
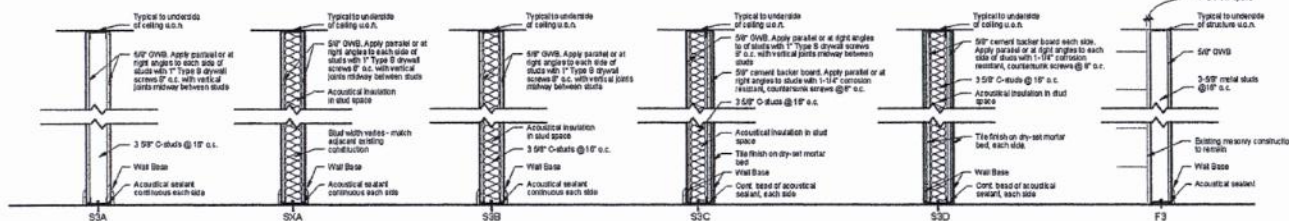
REVISIONS

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0 15% PROGRESS PRINTS  
0 30% PROGRESS PRINTS  
0 PERMIT  
0 RECORD  
0 ADDENDUM/CONSTRUCTION  
0 RECORD DRAWINGS





Floor Plan  
1/4" = 1'-0"



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www.viadesignarchitects.com



Submittal

Owner  
Renesis Property  
7933 Granby Street

Notes

NO.	DATE	REVISION
1	10/1/14	ISSUED FOR PERMIT

REVISIONS

DATE

BY

REVISIONS

DATE

BY

REVISIONS

DATE

BY

REVISIONS

DATE

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REVISIONS

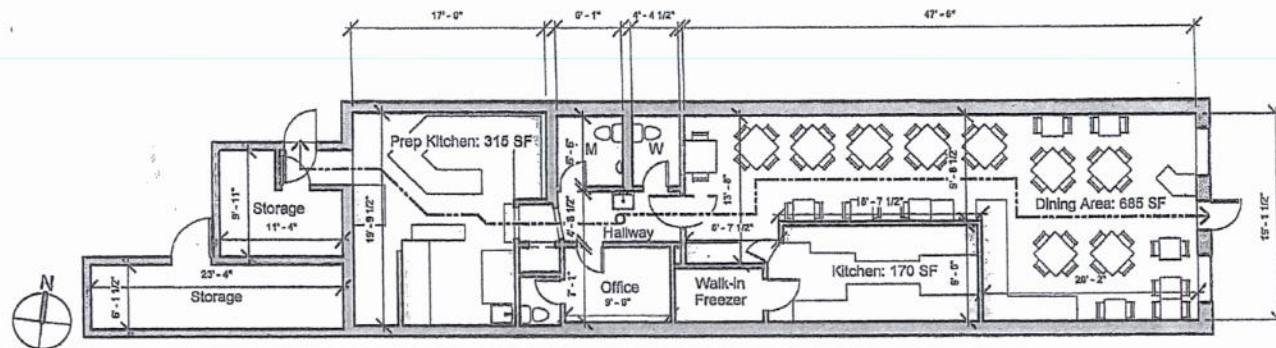
DATE

BY

REVISIONS

DATE

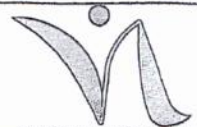
BY



1 Existing Floor Plan  
3/32" = 1'-0"

#### EXISTING BUILDING INFORMATION

Maximum requested occupant load:  
 Employees: 10  
 Existing seat count (dining area): 55  
 Total: 65  
 Door egress width (minimum required): 23"  
 Door egress width (provided): 34" (front door)  
 35" (rear door)  
 Number of exits provided: 2



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CONSULTANT:

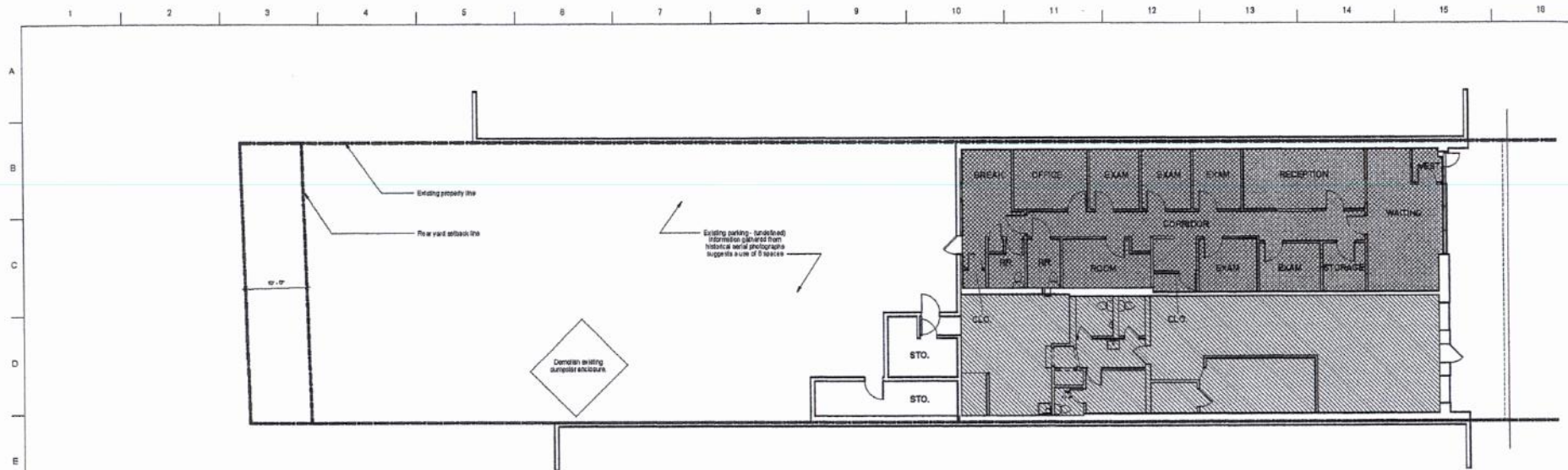
The Pancake House  
 7631 Granby Street, Norfolk,  
 VA 23505

REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT NUMBER: 12010  
 DATE: 6.22.2012  
 CHECKED BY: DB  
 SHEET STATUS:  
 o PRELIMINARY  
 o 35% PROGRESS PRINTS  
 o 65% PROGRESS PRINTS  
 o 95% PROGRESS PRINTS  
 o PERMIT  
 o BIDDING  
 o ADDENDUM/CONSTRUCTION  
 o RECORD DRAWINGS

SHEET TITLE:  
 Existing Floor Plan  
 SHEET NUMBER:  
**A101**

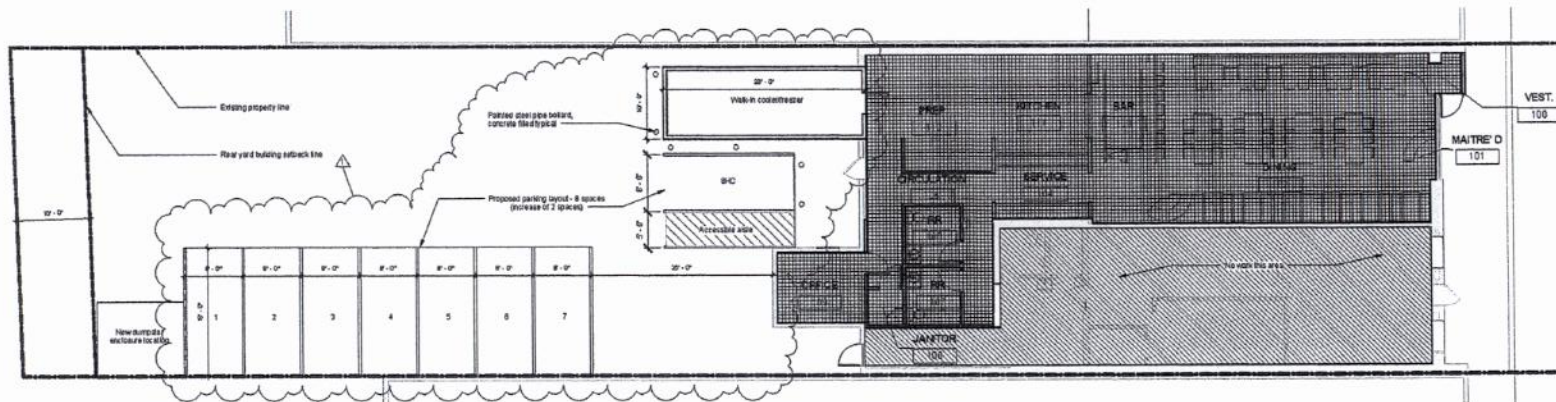




1 Existing Site and Building Conditions  
1/8" = 1'-0"

Main Legend - Existing	
	= 1,500 OSF
	= 1,819 OSF
Total existing OSF = 3,319 OSF	

Main Legend - New	
	= 1,215 OSF
	= 1,228 OSF
Total OSF = 2,443 OSF	



2 New Work Site and Building Conditions  
1/8" = 1'-0"



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189 RANDOLPH STREET  
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757.627.1400 FAX 627.1800  
www.viadesignarchitects.com



Contractor

Owner  
**Renesis Property**  
7033 Granby Street

REVISIONS

NO.	DATE	DESCRIPTION
1	10/1/10	ISSUED FOR PERMIT

10/1/10 2010/10/10

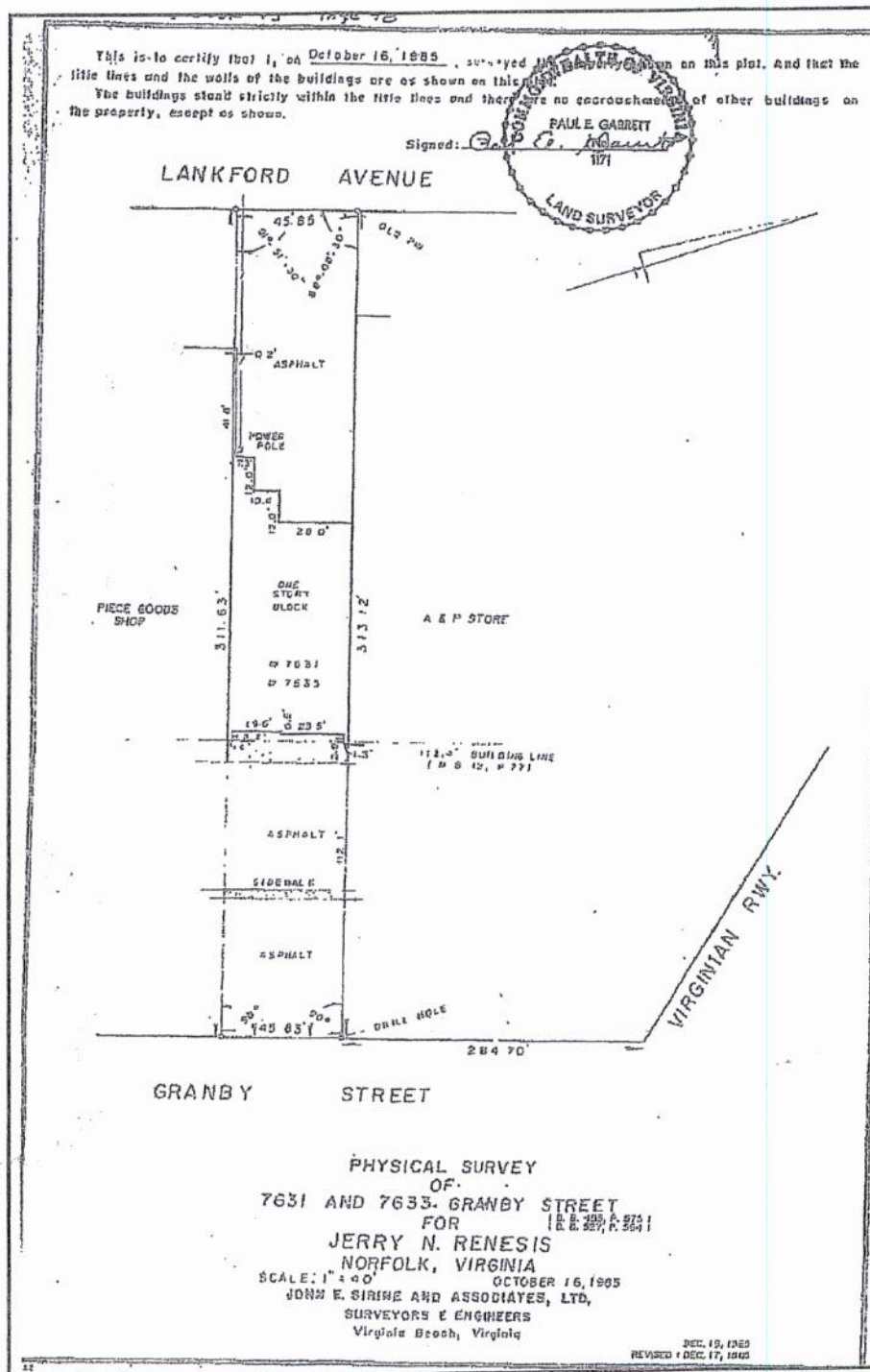
1. SHEET NOTES:  
 a. PRELIMINARY  
 b. 5% PROPOSED PRINTS  
 c. 5% PROPOSED PRINTS  
 d. 5% PROPOSED PRINTS  
 e. PERMIT  
 f. RECORD  
 g. ADDENDUM CONSTRUCTION  
 h. RECORD DRAWINGS

10/1/10

10/1/10  
Architectural Site Plans - Existing and New Work

10/1/10

**A100**  
Sheet 2 of 3



## SURVEY



## Blough, Christopher

---

**From:** Straley, Matthew  
**Sent:** Tuesday, October 27, 2015 3:13 PM  
**To:** ajim.english@gmail.com; saclpresident@gmail.com; gwcaba@cox.net  
**Cc:** Protogyrou, Andrew; Winn, Barclay; Ransom, Carlton; Blough, Christopher  
**Subject:** new Planning Commission application - 7631-7633 Granby Street  
**Attachments:** Pancake House.pdf

Mr. English, Mr. Janney, and Ms. Kalfus:

Attached please find the application to expand a previously granted special exception to operate an eating and drinking establishment at 7631-7633 Granby Street.

The item is tentatively scheduled for the December 10, 2015 Planning Commission public hearing.

Should you have any questions, please e-mail or call *Chris Blough* at (757) 664-6771, [christopher.blough@norfolk.gov](mailto:christopher.blough@norfolk.gov)

Thank you.

**Matthew Straley**

GIS Technician II  
Norfolk Department of City Planning  
810 Union Street, Suite 508 | Norfolk, Virginia 23510  
[Matthew.Straley@norfolk.gov](mailto:Matthew.Straley@norfolk.gov) | Tel: 757-664-4769 | Fax: 757-441-1569



Greater Wards Corner Area Business Association  
301 Suburban Parkway  
Norfolk, Virginia 23505-4224  
757-587-7975

December 9<sup>th</sup>, 2015

Christopher Blough  
Norfolk Department of City Planning  
810 Union Street, Suite 508  
Norfolk, Virginia 23510

RE: The Pancake House & Grill

Dear Mr. Blough;

As a native of Norfolk and one whose family has deep roots in the Ward's Corner community, I have a strong interest in our revitalization.

I remember the excitement of going to buy a new pair of shoes at Hofheimer, seeing the latest movies then sharing a family dinner at the Sai Gai Restaurant. It was a bustling, vibrant shopping experience as families shopped, played and socialized together.

The Greater Wards Corner Area Business Association fully endorses the application for a liquor license by Nicholas & Karen Renesis. The Pancake House has proven its professionalism over the past 55 years as a landmark of Wards Corner and would continue that conduct while selling alcoholic beverages.

The Business Association welcomes the opportunity to assist in the creation of a desirable evening clientele by attracting a socially and economically advanced environment where people can enjoy an evening out. With the help of the city, the property owners and the merchants Wards Corner is beginning to reestablish itself as a shopping destination.

Most sincerely,

Elyse R. Kalfus, President



## **Blough, Christopher**

---

**From:** Ajim English <ajim.english@gmail.com>  
**Sent:** Thursday, December 10, 2015 8:30 AM  
**To:** Blough, Christopher; Martin Thomas Jr; ajim english  
**Subject:** The Pancake House and Grill

Martin,

This email serves as notice to you and the Planning Commission that the Wards Corner Civic League unanimously approved the adult use permit application for The Pancake House and Grill without any additional stipulations at its meeting in November. We welcome this business to the Wards Corner Business District.

Should you need any additional information please let me know.

Thanks,

Jim